

PLANNING COMMISSION MINUTES

Gardner, Kansas

Monday, September 10, 2007

The Planning Commission met in regular session on the above date at the Gardner Public Library, 137 E. Shawnee Street, Gardner, Kansas.

I. Call to Order

Chairman Koranda called the meeting to order at 7:08 p.m. Commissioners present: Stephen Koranda (7:34 P.M.), Greg Godwin, Dan Popp, Eileen Mertz, Paul Kilgore and Jason Burnett. Commissioners absent: Eric Schultz. Also present: Community Development Director Fred Sherman; Planners Amy Banks and Jennifer Dady; Andy Schlagel, Land Planner for Rockwood At Prairie Highlands, Joe Campbell, Managing Member of Rockwood At Prairie Highlands and one concerned citizen.

II. Pledge of Allegiance

Vice Chairman Godwin led the Pledge of Allegiance.

III. Approval of Minutes

The minutes of the August 27, 2007 meeting, were approved by unanimous consent.

IV. Agenda Items

1. Amendment to Chapter 17, Subdivision Regulations

Conduct a public hearing to consider amendments to Chapter 17.

Vice Chairman Godwin opened the public hearing at 7:09 P.M.

Director Sherman explained to the commissioners that staff is not prepared for a discussion at this time and asked the commissioners to consider tabling this item to the September 24, 2007 meeting.

Motion Godwin, second Mertz, to Table Agenda Item to the September 24, 2007 meeting.

Motion to Table Carried: 5 to 0 Aye (Koranda and Schultz: Absent)

Vice Chairman Godwin moved that the Planning Commission meeting end by 8:30 P.M. due to facility requirements.

Motion Kilgore, second Mertz, to end meeting by 8:30 P.M.

Motion to Approve: 5 to 0 Aye (Koranda and Schultz: Absent)

V. Discussion Items

1. Revised Auburn Hills Rezoning Request – process

Director Sherman and the commissioners discussed the current rezoning applications for Auburn Hills filed by Rockwood At Prairie Highlands that were presented to the Planning Commission at the August 27, 2007 meeting. He explained that the applicant would now like to withdraw and

resubmit in the immediate future a revised plan to reflect what was learned through the discussion at that meeting.

Commissioners and staff discussed how staff has handled similar rezoning requests in the past four years and if the current ordinance should be changed.

Andy Schlagel expressed concerns for timelines and cutoff deadlines if the applicant needs to re-file.

Joe Campbell asked the commissioners if it would be better to modify the applications or withdraw. Mr. Campbell explained that, due to time constraints, he was prepared to move forward with the proposed plan by appealing to the City Council if denied.

Director Sherman and the commissioners discussed the treatment of approvals and denials and determined they should be handled in the same manner.

Director Sherman and the commissioners discussed the verbiage, "...substantially the same property..." and significant changes to the plan.

Director Sherman discussed the rational basis for re-submittal in a 12 month time frame.

Director Sherman and the commissioners agreed that there should be policy changes and not a change to the ordinance.

2. Public Hearing Process

Director Sherman and the commissioners discussed the process for submitting an application that requires a public hearing.

Director Sherman asked the commissioners for their input on whether or not staff is doing too much for the applicant in presenting the plans at Planning Commission meetings.

The commissioners gave examples of what other cities do for the applicant and agreed unanimously that the applicant should give the presentation before staff comments.

The commissioners discussed setting time limits: 15 minutes for an applicant's presentation; 2 minutes for a concerned citizen, or if the citizen is speaking on behalf of a group, a total time limit of 15 minutes.

V. Adjourn

Motion Kilgore, Second Burnett, to Adjourn the meeting at 8:34 P.M.

Motion Carried: 6 to 0 Aye (Schultz: Absent)

Angie Lind, Planning Service Specialist
Community Development Department